



Farmhouse Mews, Thatcham, Berkshire, RG18

£500,000 *Freehold*



****NO ONWARD CHAIN**** A beautiful three bedroom detached barn conversion, offering private rear garden, off street parking and stunning open plan living/dining room.

To the ground floor is an incredible open plan living dining space with a beautiful log burner and French doors opening onto the private rear garden. The kitchen consists of wood effect cabinets and a dark worktop with built in appliances. There are two bedrooms on the ground floor, with bedroom two offering built in storage and a family bathroom, consisting of a separate shower and bath with neutral tiling. The entry hall is very spacious with natural light flooding in.

To the first floor is the main bedroom, spanning 17ft. There are four built in storage cupboards, air-conditioning and a large ensuite with a separate shower and bath. To the first floor is also a large boarded loft space.

To the front of the property is a mature hedge, providing privacy and driveway parking for two cars. There is also an outdoor storage shed. To the rear is a private garden with a patio space, perfect for alfresco dining. The rest of the garden is astroturf, to provide low maintenance living. There is also side access.

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer.

KEY FEATURES

- 1347ft² / 125m²
- NO ONWARD CHAIN
- Ground Floor Living
- Open Plan Living Dining Room
- Three Bedrooms
- Two Bathrooms
- Kitchen
- Air Conditioning
- Private Rear Garden
- Driveway Parking



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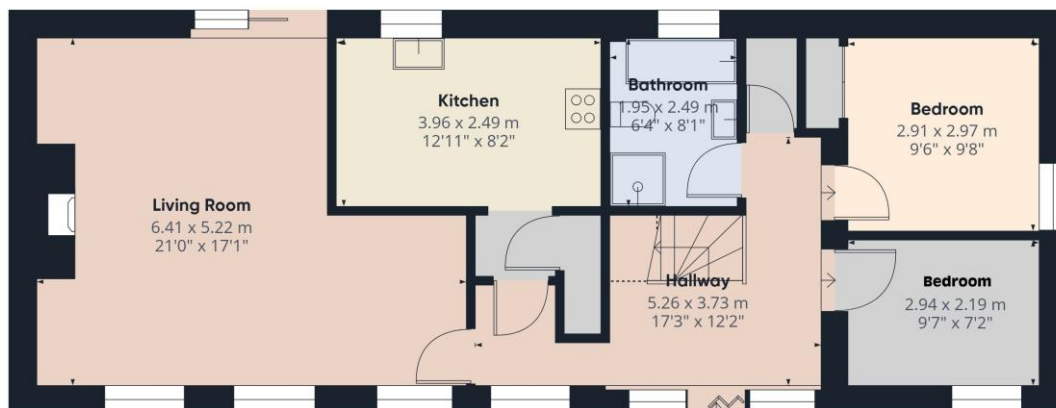
MATERIAL INFO

Tenure: Freehold

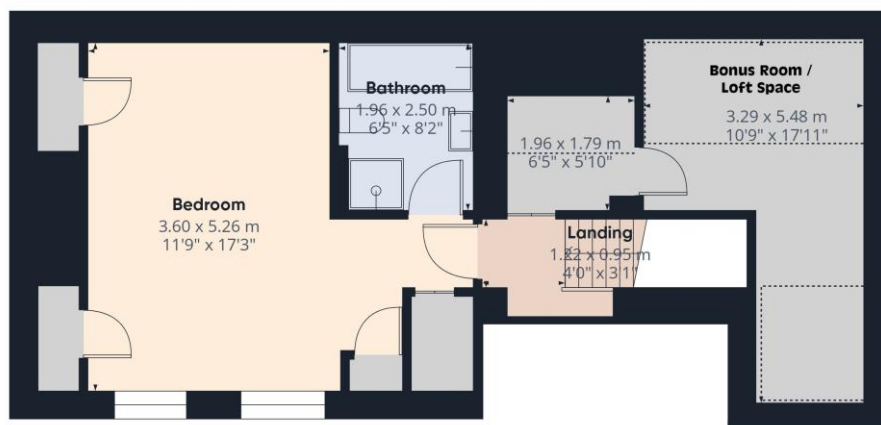
Council Tax Band: E

EPC rating: To be confirmed

The property is connected to all mains and operates on gas central heating. There is also air-conditioning at the property. There are no known mobile coverage issues and there is Ultrafast broadband available in the area.



Ground Floor



Floor 1

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GLA[®]

132.37 m²
1424.77 ft²

Total

132.37 m²
1424.77 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

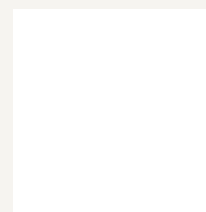
Below 1.5 m/5 ft.
Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/NEB260213>

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